

SITE PLAN REVIEW WORKSHEET
CITY OF ALCOA DEPARTMENT OF PUBLIC WORKS & ENGINEERING

Rev. 08/30/06

Review Date:	Approved by Public Works:	YES / NO
Development:	Review #	1
Location:		
Developer:	Phone/ FAX:	
Architect/ Engineer:	Phone/ FAX:	
Contact Person:	Phone/ FAX:	

(Note: items not 'X'ed must be addressed prior to approval.)

<u>WATER & WASTE WATER</u>		Relocation's to be paid in advance by developer?	Yes/ No
Exist. W.L./ F.H.	X	<i>Environmental Compliance</i>	
Prop. W.L. Ext.'s	X	X-connection/ Backflow Prevention: Contact Kenny Hendrix (380-4809)	Yes/ No
W.L. Sizes Shown	X	Sewage Pretreatment requirements: Contact Danny Kimsey (981-3300)	Yes/ No
Exist. San. Sewer lines/MH's & Elev's	X	<u>STREETS & DRAINAGE</u>	
San. Sewer Ext's	X	Exist. Edges of pavm't	X
*Must be designed by a licensed Engineer	X	Exist. R/W	X
* Must comply w/ Alcoa Rules, Reg's, Rates & Policies		Proposed EOP's & R/W's	X
<i>Location of Service Lines</i>		Storm Sewer Sizes & Matr's	X
Water	X	Catch Basin/ Jct. Box Elev's	X
Size of Water Meter		Storm Water Detention	X
Cost of service Fee (Meter size required)	\$	Drainage Captured before Street	X
San. Sewer	X	Erosion & Sediment Control	X
Size of San. Sewer		Acceleration/ Deceleration Lane	X
Cost of service Fee (Water meter size required)	\$	Wetland Area	X
Grease/ Grit Trap Location Shown	X	<u>SOLID WASTE</u>	
Complies w/ City Regulations (See attachment) Contact Larry Harper (380-4808) (Shop Drawings will be required)	X	Dumpster Location Shown (check for pad drains)	X
		Complies w/ City Regulations (See attachment)	X
*Provide required water flow for sizing meter *Ductile Iron sewer service req'd in areas of fill *Traffic type cleanouts req'd in paved areas.		<u>GENERAL</u>	
Fire Protection Sprinkler?		Finished floor Elev's	X
If YES – F.H. must be ≥ 40 ft from building and ≤ 100 ft from fire connection. IF NO – ≤ 500 ft hose lay to bld.	Yes/ No	Existing Easements	X
Water or Sanitary Sewer relocation's required? (Check Grading Plan)	Yes/ No	Proposed Easements	X
NPDES permit Required (> 1Ac. Disturbed area)	Yes/ No	Contact Planning & Codes for Building Permit Roger Post or Gary Holloway (380-4730)	

COMMENTS:

1.

SITE PLAN REVIEW SPECIFICATIONS

CITY OF ALCOA PUBLIC WORKS & ENGINEERING DEPARTMENT

DUMPSTER PAD SPECIFICATIONS

January 1, 1996 (Revised clearance - Item #6)

February 22, 2001 (Added dumpster pad drains – Item #7)

May 2, 2006 (Revised Item #6 – required to have screening)

1. Pad Subgrade: Crushed Stone, six (6) inches thick.
2. Pad Dimensions: Length = twenty (20) feet; Width = ten (10) feet per dumpster; Thickness = six (6) inches; w/ wire reinforcement.
3. Overhead Clearance: Twenty-five (25) feet at dumpster pad w/ no overhead utilities; Fourteen (14) feet along access to pad.
4. Access drive: Eight (8) feet wide, paved with concrete or asphalt. Where subgrade is proved adequate, gravel may be allowed. Design GVW = 60,000 lbs.
5. Dumpsters shall be situated such that all vehicle maneuvers are completed on site. **BACKING OF SANITATION VEHICLES INTO PUBLIC STREETS WILL BE ALLOWED BY SPECIAL EXCEPTION ONLY.** Turning radii of the access drives shall be designed to accommodate City of Alcoa Equipment.
6. Dumpster pads are required to be enclosed with a fence, screen, or other similar barrier. (See the City of Alcoa Zoning Ordinance for more detail.) However, the front shall be open and accessible to City vehicles during normally scheduled pick up times. Minimum width of clearance = eleven (11) feet.
7. Dumpster pad drains shall not be connected to the sanitary sewer unless the dumpster pad is covered including, a minimum overhead clearance noted in item # 3. An oil water separator maybe required. Storm water shall not enter this drain. If a drain is needed without overhead cover, connect to storm sewer.
8. Minimum number of dumpsters - Multi-family residential (based on twice weekly pickup, 1/3 c.y. per unit, maximum eight (8) c.y. container)

<u>Number of Units*</u>	<u>Containers</u>
5 - 18	1, 6 cy Container
19 - 24	1, 8 cy Container
25 - 42	1, 6cy and 1, 8 cy Containers
43 - 48	2, 8 cy Containers
49 - 72	3, 8 cy Containers

* Additional containers may be required on a case-by-case basis.

SIDEWALK SPECIFICATIONS

1. Minimum sidewalk width = 5 feet
2. Minimum stone base = 4 inches
3. Minimum sidewalk thickness = 4 inches @ 3,000 psi
4. Controls joints every 10 feet and broom finish

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GREASE, OIL AND SAND TRAPS AND SEPARATORS SPECIFICATIONS

General Requirements

Gravity-type separators, interceptors or other such devices for the removal of oil, grease, sand, grit, glass, entrails or other such material likely to create or contribute to a blockage of the wastewater collection system or otherwise interfere with the operation of the POTW are required at (1) applicable commercial sources, (2) where required by the Southern Standard Plumbing Code, or (3) where required by other Ordinance or Regulation of the City of Alcoa. Such devices shall be of a type and capacity approved by the City's inspector and shall be located as to be readily and easily accessible for cleaning, pumping and inspection.

Design, Review and Approval of Traps and Separators

During the site plan review conducted by the City of Alcoa personnel of proposed commercial and industrial developments, the need for traps or separators will be determined. If a trap or separator is required, detailed plumbing plans shall be submitted to the Environmental Compliance Inspector prior to commencement of construction.

Grease traps shall be sized by the following formula:

Grease trap size (gallons) = F.U. x 0.5 x 5 gpm x 20 minutes

where: F.U. = fixture units plumbed into grease trap (as listed in Southern Standard Plumbing Code)

gpm = gallons per minute

0.5 = factor to account for low probability of all fixture units operating simultaneously

Minimum grease trap size shall be 1000 gallons.

All grease traps shall meet design criteria noted above and as described in the Wastewater Collection – Construction Specifications of the Alcoa Public Works & Engineering Department. Persons wishing to install precast concrete septic tanks or concrete tanks shall submit to the City design drawings. A field inspection shall be required to ensure that the installation complies with the approved drawings and that adequate baffling has been installed.

Exemption

Commercial sources in operation prior to adoption of this ordinance are excluded from the minimum requirements of this Section, but shall be required to install and maintain a gravity-type separator, interceptor or other such device at the kitchen sink for removal of oil and grease. Such devices shall be the largest type available that will fit under the sink and shall not be connected to any dishwashers. Such devices will be allowed to remain in service until such time as the City determines that the device is not preventing prohibited substances from entering the POTW or the device is not being maintained with adequate frequency. If the City makes such a determination, the establishment shall install a device in full compliance with this Section.

SEE THE ALCOA SEWER USE ORDINANCE FOR MORE INFORMATION.